

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
July 16, 2019
6:00 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 6:00 p.m.

Councilmembers Present: Shelton, Watts, Thomas, Knight, McClendon, Miller, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Interim City Administrator, John D. Simonton
Marketing Specialist, Carrie Ring
Deputy Police Chief, Lisa Culp
Purchasing and Contracts Manager, Robin Wilson
Director of Engineering, Jeff Kramer
Assistant Director DCD, Alyssa Linville
Principal Planner, Bob Blevins
Finance Director, Lisa Marlin
Various department heads or their representatives
City Attorney, Richard W. Files
City Clerk, Lynda Bushong

I. MARINE CORPS AIR STATION – AIR INSTALLATION COMPATIBLE USE ZONE

Colonel David Suggs, Commanding Officer of MCAS-Yuma, provided a presentation with regard to how the air station can be compatible with City development as follows:

- Air Installation Compatible Use Zones (AICUZ)
 - AICUZ is a Department of Defense (DOD) required program.
 - Purpose of AICUZ Program:
 - To protect the health, safety, and welfare of those living and working in the vicinity of a military installation while sustaining the operational mission
 - To recommend land uses that will be compatible with noise levels and accident potential zones associated with military airfield operations
 - To use as a planning document to develop land use plans
- Shared-Use Airfield
 - A 1956 Patent was granted to Yuma County for public airport uses (Yuma International Airport) which allows:
 - The right to use for the landing, takeoff, and parking of civilian aircraft as well as aircraft owned and controlled by the government.
 - Marine Corps Air Station includes a civilian airport terminal and adjacent buildings, therefore the airfield must be in compliance with DOD regulations.
- Why update the AICUZ Study?
 - The current MCAS-Yuma AICUZ is from 1977
 - Zonings are based on an independent City noise study conducted by Van Houten in 1978

- AICUZ studies are updated when ‘circumstances require such action’
- MCAS-Yuma contracted Cardno to conduct the 2019 AICUZ Study
- Aircraft Operations
 - Air Station, AUX-2 & Auxillary Landing Field (ALF/KNOZ)
 - Many changes have taken place since 1977
 - New aircraft: F-35B/C
 - Old AICUZ included F-4 and A-4
 - Expanded role for Marine Aviation Weapons and Tactics Squadron One (MAWTS-1)
 - Addition of Marine Operational Test and Evaluation Squadron One (VMX-1)
 - AICUZ update study also considered possible future changes
 - Basing of F-35C and transient F-35C operations
- Aircraft Noise
 - The 1996 Joint Land Use Plan used the 1978 Van Houten noise contours
 - This project re-examined the noise contours to see if a change was warranted
 - 2019 AICUZ Study results
 - Noise contours fall within the Van Houten noise contours with the exception of a few ‘bump outs’
- Airfield Safety
 - MCAS-Yuma has Class B runways capable of both fighter and large jet aircraft
 - Marine Corps Order requires:
 - Clear Zones (CZ) at the end of all runways
 - Accident Potential Zones (APZ 1 and 2) on runways with at least 5,000 military approaches or departures on a particular runway track
 - Discretion to identify APZs on runways with less than 5,000 military operations



1977 vs 2019 A/C Operations



1977 AICUZ Study				2019 AICUZ Study			
Runway	Military	Civilian	TOTAL	Runway	Military	Civilian	TOTAL
35	0	1,977	1,977	35	277	20,331	20,608
17	0	2,639	2,639	17	296	21,608	21,904
8	0	7,472	7,472	8	2,445	2,993	5,438
26	0	1,911	1,911	26	3,795	12,978	16,773
3L	251	10	261	3L	8,266	0	8,266
21R	4,052	0	4,052	21R	3,380	266	3,646
3R	24,839	966	25,805	3R	37,276	0	37,276
21L	9,457	0	9,457	21L	17,014	0	17,014
TOTAL				TOTAL			
OPERATIONS	38,599	14,975	53,574	OPERATIONS	72,749	58,176	130,925

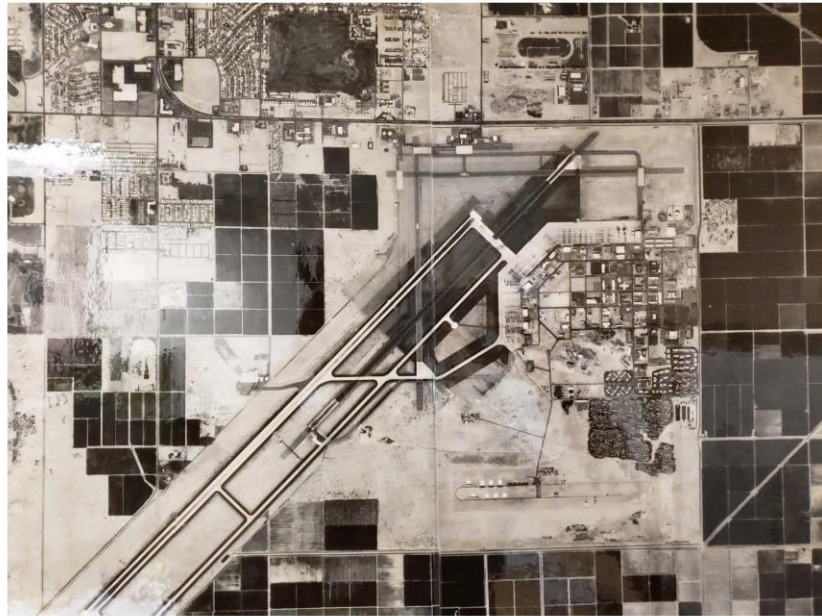
Noise Exposure Zones & Accident Potential Zones Aircraft Operations



1977 Footprint



- **Population**
 - MCAS Yuma: 3,460
 - City of Yuma: 29,007
 - Yuma County: 60,827
- **Based Aircraft**
 - F-4 Phantom
 - A-4 Skyhawk
 - A-6 Intruder
 - A-7 Corsair II
 - AV-8 Harrier
- **Civil Aircraft**
 - Commercial Airline: Airwest
 - DC-10
 - DC-9
 - L-1011



MCAS Yuma Economic Impact: \$32M

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2019 Footprint



- **Population**
 - MCAS Yuma: 11,029
 - 10,801 Rotational
 - City of Yuma: 104,000
 - Yuma County: 225,000
- **Based Aircraft**
 - F-35B
 - AV-8 Harrier
 - MV-22B Osprey
 - CH-53E Stallion
 - AH-1W/Z Cobra
 - HH-1N Huey SAR
 - F-5 Tiger
- **Civil Aircraft**
 - American Airlines
 - CRJ-700/900
 - Citation



MCAS Yuma Economic Impact: \$653M

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- Land Use Compatibility
 - Compatibility Chart per Marine Corps Order 11010.16
 - Land use compatibility for noise zones and APZs

Table ES-5. Land Use Compatibility for Noise Zones and APZs									
Land Use	Land Use Compatibility Noise Zone (DNL)						Land Use Compatibility with APZs		
	Noise Zone 1		Noise Zone 2		Noise Zone 3		CZ	APZ-I	APZ-II
	<55	55-65	65-70	70-75	75-80	>80			
Agriculture or Ag/Rural Preservation									
Agriculture/Industrial									
Business Park									
Commercial									
Industrial									
High Density Residential									
Low Density Residential									
Medium Density Residential									
Mixed Use Residential									
Public/Quasi-Public									
Open Space/Resort/Recreation									
Suburban Density Residential									

*Adapted from MCO 11010.16

	This use is compatible in these noise and safety zones.
	Though this use is generally compatible in these noise zones, Noise Level Reduction (NLR) measures must be implemented in part or all of the structure to achieve a maximum interior noise level of 25-35 dB.
	Though this use is generally compatible in these safety zones, land use restrictions including density, use and intensity limitations must be implemented to ensure safety.
	This use is not compatible in these noise and safety zones.

- Analysis based on current City and County zoning data and land use designation
 - Safety zones and noise contours
- Recommendations to Municipalities
 - Retain current Van Houten noise contours
 - Avoids the ‘accordion effect’ of modifying contours with future aircraft platforms and avoids potential for future incompatible development
 - Identify Department of Navy CZ and APZs on all runways
 - APZs are shown on all runways to portray a conservative approach for the protection of future incompatible development
 - Runway 17 & Runway 08-26
 - No requirement for changes to current and existing uses
 - Only affects new development or uses and/or major modifications
 - The intent is to avoid compounding current incompatible land use
- AICUZ Open House
 - Wednesday, July 17, 2019 from 6:00-8:00 p.m. at the Pivot Point Conference Center

Discussion:

- It is unlikely that the City needs to worry about the few ‘bump out’ exceptions to the noise contours as aircraft such as F-18s would most likely go to El Centro, California (**Mayor Nicholls/Suggs**)

- MCAS is looking at lengthening a runway to achieve two 12,000-foot runways, which would make takeoffs and landings much easier (**Mayor Nicholls/Suggs**)
- The Yuma County Fairground will need to be relocated at some point; in the meantime it is suggested that the Ferris wheel and other rides be placed at the other side of the fairground to avoid aircraft (**Shelton/Suggs**)
- All operations are currently in compliance with the 1997 AICUZ (**Shelton/Suggs**)
- While moving the rides at the fairground would buy some time if the fair remained the same, as the City grows it is likely the fair will grow as well (**Knight/Suggs**)

II. HERITAGE FESTIVALS 2019 REPORT

Ring presented an overview of the City of Yuma Heritage Festivals including the renewed focus, the year in review, and plans for the future.

- Each year more than 250,000 people visit Yuma to experience the sights, sounds, tastes, and heritage of this very unique and historic place.
- Three big benefits of hosting festivals
 - Economic
 - Festivals attract visitors
 - On Site Spending
 - Off Site/Overnight Spending
 - Free Marketing for local business
 - Social
 - Foster Community Pride
 - Education
 - Health & Wellbeing
 - Community Partnerships
 - Connections
 - Improve the Community
- Heritage Festivals Mission Statement
 - Through themed events, strategic planning and partnerships, we support and collaborate with our Downtown Merchants working to meet our community needs and enhance our shared quality of life in Yuma's Historic Downtown District
- 2018/2019 Season in Review
 - Trick or Treat on Main Street, October 31, 2018, 4 p.m. to 10 p.m.
 - Attendance was estimated at 1,800 – 2,000
 - Historic Yuma Theatre Attendance was 227
 - Facebook Boost reached 18k with 1.5k responses
 - Major Sponsors included AEA Federal Credit Union, Wells Fargo, Lutes Casino, Da Boyz, and Caballeros de Yuma
 - Christmas Lighting on Historic Main Street, December 1, 2018, 6 p.m. to 10 p.m.
 - Attendance was estimated at 2,000 – 2,500
 - 1,105 visited for the free photos with Santa
 - Facebook Boost reached 41.2k with 2.4k responses
 - Major Sponsors included AEA Federal Credit Union, Caballeros de Yuma, and Smitty's Body Shop

- Yuma Medjool Date Festival, January 26, 2019, 10 a.m. to 6 p.m.
 - Attendance was estimated at 3,000+
 - 7 Date Companies Present
 - New Live Chef Demonstrations
 - New Kid Attractions (train & ponies)
 - Facebook Boost reached 13.4K with 1.2k responses
 - Major Sponsors included AEA Federal Credit Union, Vacation Village Resorts, Bard Valley Growers
- BBQ & Brew Festival, February 22-23, 2019
 - Attendance was estimated at 800 (Friday) and 2,500 (Saturday)
 - 10 teams participated in the “Best in the Desert Southwest” KCBS Licensed Competition (5 local and 5 out of town)
 - Facebook Boost reached 14.6K, 1.2k responses
 - Boosted video reached 10,052
 - Major Sponsors included Prison Hill Brewing Co., Porter Family Entertainment, Smitty’s Body Shop, Vacation Village Resorts, and Jack Daniels
- Music on Main Block Party, March 16, 2019, 3 p.m. to 11 p.m.
 - Attendance was estimated at 2,500
 - Facebook Boost reached 18.7k with 3.3k event views/responses
 - Boosted video reached 8,952 with 1,348 views
 - Major Sponsors included Smitty’s Body Shop, Vacation Village Resorts, and Fretworks
- Cinco de Mayo Celebration, May 4, 2019, 3 p.m. to 11 p.m.
 - Attendance was estimated at 1,500
 - Yuma Fire Department Muster, traditional community performances in partnership with the Mexican Consulate in Yuma
 - Facebook Boost reached 13.9k, 2.9k event page views with 1.1k responses
 - Major Sponsors included Chretien’s Restaurant, Pint House, Wells Fargo, and Vacation Village Resorts
- Upcoming – Celebrate the Heat Luau, September 7, 2019, 4 p.m. to 10 p.m.
 - Hot Summer Nights Show & Shine
 - Luau – wear your Hawaiian attire
 - Movie on the Block (Moana)
 - Free Soak & Play Area

Discussion

- Social media is growing and has been key in creating interest for vendor participation (**Thomas/Ring**)
- The projected number of outside vendors is based on numbers anticipated for attendance (**Thomas/Ring**)
- Events are hosted throughout the City, but Heritage Festivals was created specifically to support downtown merchants (**McClendon/Ring**)
- There is a special event application that can be submitted by anyone who is interested in hosting a festival (**McClendon/Ring**)

III. REGULAR CITY COUNCIL MEETING AGENDA OF JULY 17, 2019

Motion Consent Agenda Item B.8 – Bid Award: Vehicles – Leasing Services (lease 27 vehicles with Enterprise Fleet Management for an estimated total amount of \$128,556.48 annually for four years) (Bid #2019-20000016) (Purchasing)

Motion Consent Agenda Item B.9 – Bid Award: Vehicles (purchase of 14 vehicles from Bill Alexander Ford Lincoln and Findlay Auto Group for an estimated amount of \$608,421.67) (Bid #2019-20000016) (Purchasing)

Discussion

- The F150 truck will be utilized by Engineering to work on roadway projects and provide inspections where a four-wheel drive vehicle is needed (**Knight/Simonton**)
- The pickup trucks will be used by patrol supervisors, and the F350 cargo van will be used by Animal Control (**Knight/Culp**)
- After the four years of use, and depending on the value of the vehicle, the leasing company will decide whether or not to sell the vehicles back to the City (**Knight/Simonton**)
- All of the vehicles will have a standard manufacturer warranty (**Knight/Simonton**)
- The cost listed in the Request for City Council Action is for five vehicles (**Watts/Mayor Nicholls**)

Motion Consent Agenda Item B.7 - Bid Award: Lubricants, Motor Oils and Greases (award one-year contracts for Lubricants, Motor Oils and Greases, with the option to renew for four additional one-year period at an estimated annual expenditure of \$31,000.00 to: Senergy Petroleum, Yuma, Arizona and Sellers Petroleum, Yuma, Arizona (Bid #2019-20000117) (Purchasing)

Discussion

- The total contract price was confirmed to be \$31,000 per year (**Thomas/Wilson**)

Motion Consent Agenda Item B.12 – Intergovernmental Agreement: Crane School District Speed Beacons (for the operation and maintenance of 16 solar-powered flashing speed zone beacons) (Engineering)

Discussion

- This is a collaborative effort with the Crane Elementary School District, the Engineering Department, and Public Works; it will cost slightly under \$100,000 to install the beacons including labor (**Knight/Simonton/Kramer**)

Resolution Consent Agenda R2019-022 - Intergovernmental Agreement for Demolishing, Repaving, and Restriping of Parking Lot (authorize the City Administrator to sign an agreement with Yuma County for the parking lot located north of 2nd Street between Maiden Lane and Gila Street) (Admin)

Mayor Nicholls noted that Yuma County informed the City that they will repave the parking lot behind the downtown building and stated that this is a good example of how the County and City work together.

Introduction of Ordinance O2019-026 - Rezoning of Property: 1874 S. Avenue B (rezone approximately 0.93 acres from the Transitional/Aesthetic Overlay (TR/AO) District to the Limited Commercial District) (DCD)

Discussion

- The applicant came to an agreement with the City after attending the planning meeting (**Knight/Linville**)

Introduction of Ordinance O2019-027 - Rezoning of Property: Northwest corner of Avenue 5E and 32nd Street (rezone approximately 5.34 acres from the Agriculture/Airport Overlay (AG/AD) District to the General Commercial/Airport Overlay (B-2/AD) District) (DCD)

Discussion

- It is possible that in the future a right-turn lane will be needed at Avenue 5E and 32nd Street, at which point the City would need to purchase the land from the property owner (**Knight/Kramer**)
- Avenue 5E, within this area, was previously designated as an Arterial Road, but the 2014 Transportation Master Plan downgraded it to a Local Road; Engineering does not believe this to be accurate and thinks the designation of Collector Road would be more appropriate (**Knight/Kramer**)
- The large parcel located north of the subject property could potentially attract a larger development, which could possibly require the developer of that parcel to construct improvements to the road (**Mayor Nicholls/Kramer**)
- The recommendation from the Planning and Zoning Commission to remove condition number five is only a recommendation, and it is ultimately up to City Council whether that condition is included (**Thomas/Files**)
- The previous owner did request a rezoning of the property, however the conditions were not met and the rezoning did not take place (**Knight/Linville**)

Public Hearing on Resolution R2019-025 - General Plan Amendment: Yucca Land Company (change the land use designation from Commercial to Mixed Use for the property located at the southeast corner of Mississippi Avenue and 44th Street) (DCD)

Discussion

- The General Plan accounts for the distance between the property and the Barry M. Goldwater Range, and will not allow for higher density (**Shelton/Blevins**)
- The notification given by the Department of Game and Fish regarding the Flat Tailed Horned Lizard is a standard notification and no mitigation is required (**Shelton/Blevins**)

Public Hearing on Resolution R2019-021 - Public Hearing for Truth in Taxation and Final Budget Adoption for Fiscal Year 2019-2020 (adopt the City of Yuma budget for Fiscal Year 2019-2020 in the amount of \$224,696,487, which includes a Capital Improvement Program Budget of \$41,909,592 and an Operating Budget of \$182,786,895) (Finance)

Discussion

- The figures provided by the Yuma County Assessor are current values after February 10th; Section B is for the prior year, and section C is for the upcoming year (**McClendon/Marlin/Mayor Nicholls**)
- The increase in personnel for Facilities Maintenance is actually a consolidation of employees that were previously distributed throughout different departments (**McClendon/Simonton**)
- The two additional positions under the Accounting Department are a payroll specialist to help process the 1,200 to 1,400 paychecks which are currently being processed by only one person, and an additional Specialist to handle the City's cash receipts (**McClendon/Marlin**)
- The slight reduction of the budget for the Yuma Police Department (YPD) is due to attrition; the services that YPD will provide are not being reduced (**McClendon/Marlin**)
- The difference in Capital Outlay for the Parks and Recreation Department from the 2018-2019 budget to the current budget is attributed to the Capital Improvement Program (**McClendon/Marlin**)
- Debt Service was created for the payment of leases and bond payments; the fund that Debt Service comes out of depends on the budget item (**McClendon/Marlin**)
- A reduction in overtime for YPD is not anticipated this year as there is still a shortage of police officers (**Shelton/Simonton**)
- The difference between the current property tax levy and the proposed maximum levy is \$792,000 (**Shelton/Marlin**)
- The City is asking for a property tax increase because for the upcoming year the City will spend approximately \$3 million more than anticipated revenues due in part to the pay plan that was put in place, causing the fund balance to drop below the 20% threshold (**Simonton**)
- Sales tax is the best way for the community to make revenue, but that decision is up to the citizens of Yuma; the last two times that a sales tax revenue was proposed for roads, the propositions failed at the polls (**Shelton/Simonton**)
- While most of the larger online retailers are already submitting sales tax for online purchases, the Arizona League of Cities and Towns is working on providing the City with additional information on how to ensure those taxes are being collected (**Mayor Nicholls/Marlin**)
- No negative feedback has been received from the downtown merchants with regards to the proposed increase to the Mall Maintenance District property tax (**Shelton/Simonton**)

IV. EXECUTIVE SESSION

There being no further business, **Mayor Nicholls** adjourned the meeting at 7:47 p.m. No Executive Session was held.

APPROVED:

Lynda L. Bushong, City Clerk

Douglas J. Nicholls, Mayor